

Garlinghouse

50c

DUPLEX DESIGNS



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Garlinghouse

DUPLEX DESIGNS

The plans shown in this book represent only a fraction of the total number of designs which are available to you. We have 18 different plan books listed on the back cover of this book and in them are more than 1250 designs from which you may choose the one you wish to build.

INDEX OF DESIGNS SHOWN IN THIS BOOK

Design Number	Page	Design Number	Page	Design Number	Page	Design Number	Page	Design Number	Page
473	32	3052	28	3075	31	3093	6	3703	25
2036	22	3055	1	3077	30	3098	23	4859	10
2049	18	3057	3	3079	8	3102	23	5201	22
2053	20	3059	7	3081	16	3105	8	5288	27
2733	20	3062	12	3083	19	3122	4	5310	18
2763	27	3065	13	3086	17	3156	4	5660	29
2771	14	3068	2	3088	15	3197	5	5702	9
2831	21	3072	28	3092	26	3223	11	5794	24
3001	9								

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Complete working plans, specifications and mill lists are available for every design shown in any of the GARLINGHOUSE plan books. The plans are complete and ready for the builder to start construction of the home. The moderate price of these plan sets represent your best investment when building, since you know in advance what you are getting, thus avoiding misunderstandings.

THE PLANS, SPECIFICATIONS, LUMBER & MILL LISTS as we have them made up for the designs in our books are sufficient and further details are not needed by any competent builder.

MINOR ALTERATIONS CAN BE MADE BY BUILDERS—It is impractical to change our tracings to show alterations, but minor alterations in design, material substitutions, etc., can be made by any competent builder without going to the expense of making special plans,

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TO OBTAIN COST ESTIMATES—An estimate of what it will cost to erect any house illustrated in any of our books, in your locality, may be obtained by consulting your local builder.

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USE THE HANDY ORDER BLANK ATTACHED! Or just send us your name and address with the plan number from the book and the number of sets you want along with your remittance and we'll have them in the mail within 24 hours after receipt of your order. Garlinghouse plans are complete and the house can be constructed from only one set of plans. However, in most cases, it is wise to include three or four extra sets in your order—one for the builder, a set for your city building department, a set or two for financing, if a loan is required, and of course, you will want a set for yourself to check on the construction as it progresses. Here's what you get:

PLANS—The complete working plans consist of blue prints of all four elevations, basement and all floor plans and details showing built-in features and intricate parts, all drawn to a scale of not less than one-fourth inch to one foot. Also, a plot plan in blank to be filled in locally.

SPECIFICATIONS—The specifications list in detail

the construction of the house from the excavation to the interior decoration.

LUMBER AND MILL LISTS—The lumber and mill lists consist of an itemized list of lumber and mill materials needed to construct the building and state where each item should be used.

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house

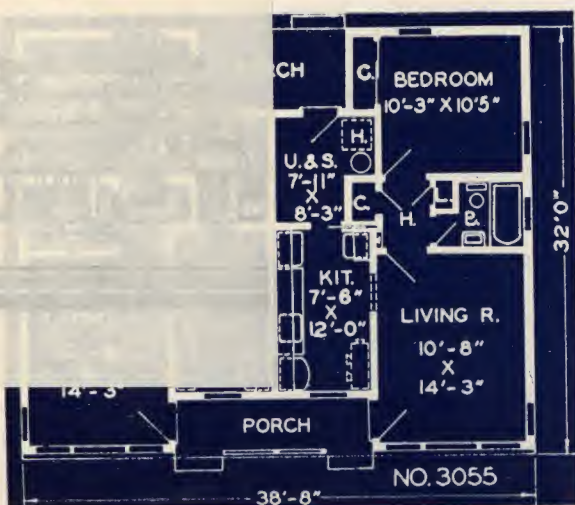
DUPLEX DESIGNS

PRICE 50 CENTS — SEVENTH EDITION

E. L. F. GARLINGHOUSE COMPANY, INC. Topeka, Kans.

DESIGNERS — I. G. Lieurance, R. J. Arthur

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No. 3055—This is the efficiency duplex featured on the cover, and is typical of the many Garlinghouse plans that we have available to you. Note the fine room arrangement and how all of the space has been utilized to the best advantage. The utility and storage room will accommodate the necessary utilities and also provides storage space. The construction is frame with brick being used only across the front as shown.

Complete plans, specifications, lumber and mill list \$17.50

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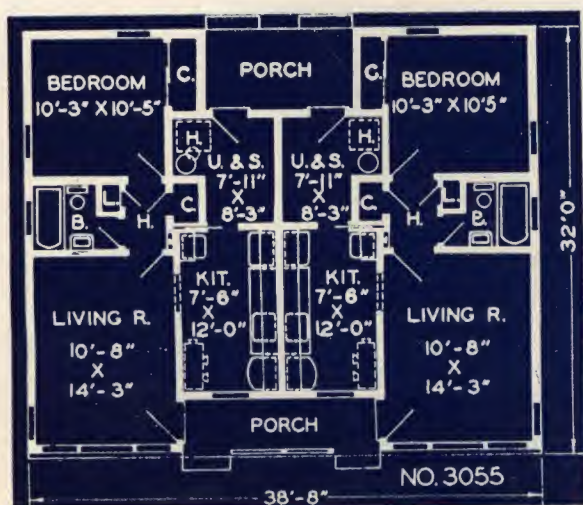
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Published by **THE L. F. GARLINGHOUSE COMPANY, INC.** Topeka, Kans.

Printed in U. S. A.

DESIGNERS — I. G. Lieurance, R. J. Arthur



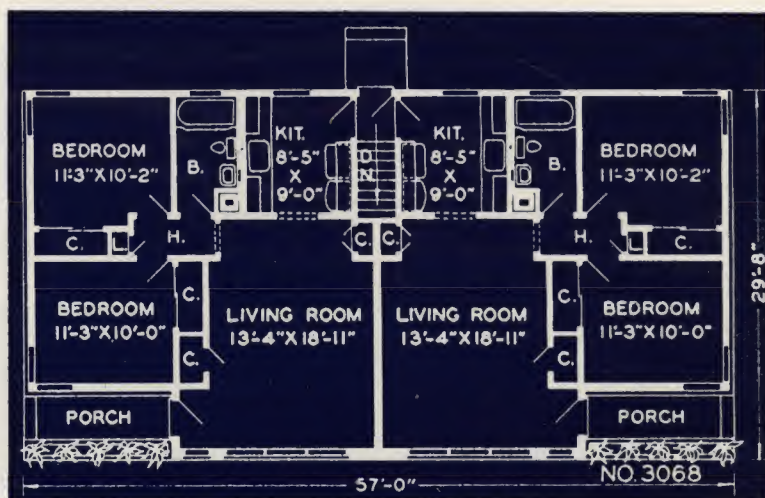
No. 3055—This is the efficiency duplex featured on the cover, and is typical of the many Garlinghouse plans that we have available to you. Note the fine room arrangement and how all of the space has been utilized to the best advantage. The utility and storage room will accommodate the necessary utilities and also provides storage space. The construction is frame with brick being used only across the front as shown.

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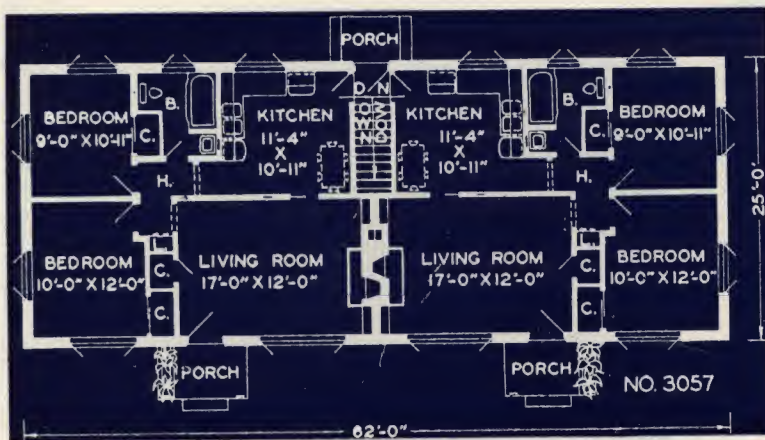


No. 3068—The excellent window treatment shown here, together with the combination of Roman brick and vertical siding, gives this duplex an outstanding modern appearance. Both of the five-room efficiency units are identical. The plan features an excellent room arrangement. Note the kitchen and bath plumbing is located in the same wall for efficiency and economy. Separate heating units are shown for each unit in the basement.



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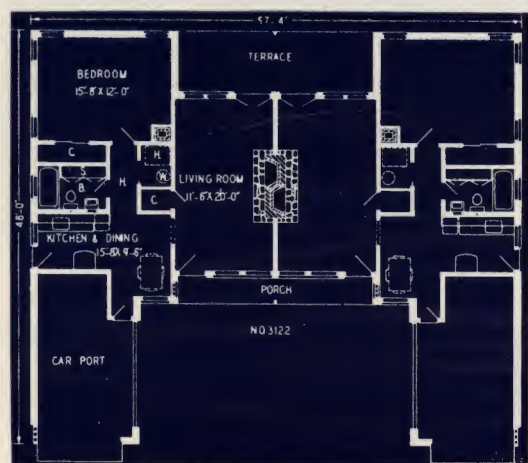


No. 3057—Here is a truly beautiful beauty in brick. This is the type of rental unit that will always be in demand. The window treatment is excellent as the large picture windows in the living rooms admit ample light and there is good cross ventilation in each bedroom. Each unit has a fireplace as an added convenience but this can easily be omitted if not desired. The stairway marked “dn” leads to a partitioned basement.

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No. 3122—Above and at left—Here's a duplex design that is ideally suited for small families who are seeking conveniences which cannot be provided in multi-storied apartments. Among these features are: a sheltered car-port, large fireplace in the living room, generous sized rooms with cross-ventilation, and a ranch-type porch.

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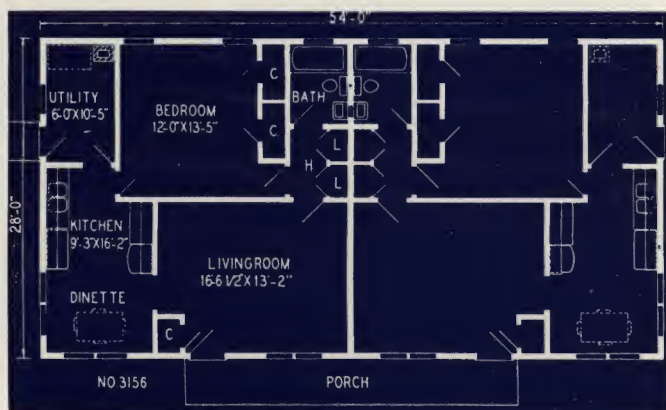
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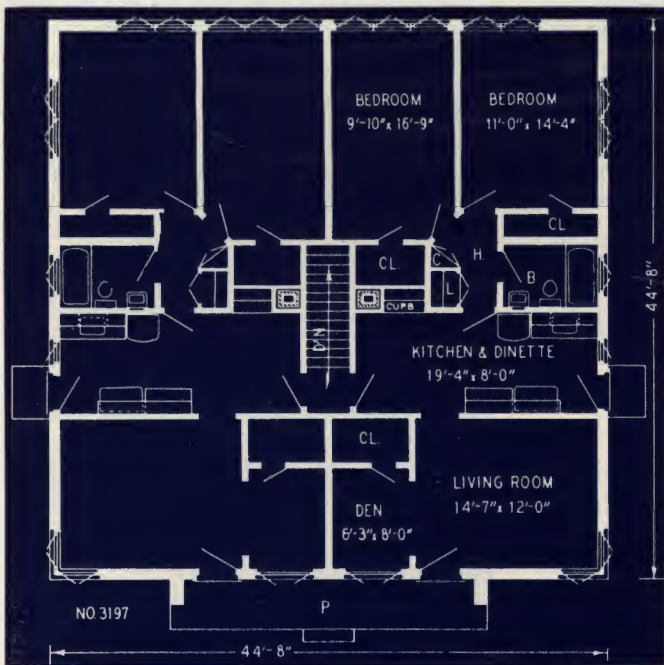
No. 3156—Below and at right—This design is ideal for the investor-builder. Both its exterior appearance and interior arrangement will attract renters, and its simple rectangular lines assure economy of construction. The ample utility rooms eliminate need for a basement. Floors are asphalt tile.

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No. 3197—Opportunities for interesting furniture arrangements and decorative effects are offered to occupants of this charming duplex because of the den off the living room. Use of casement windows throughout makes possible extremely well-lighted and well-ventilated rooms. With the plumbing back-to-back on one wall, economical construction is assured without sacrifice of convenience. Much more area is provided in the bedrooms than is usual in a five-room duplex which has less than 2,000 square feet over-all.

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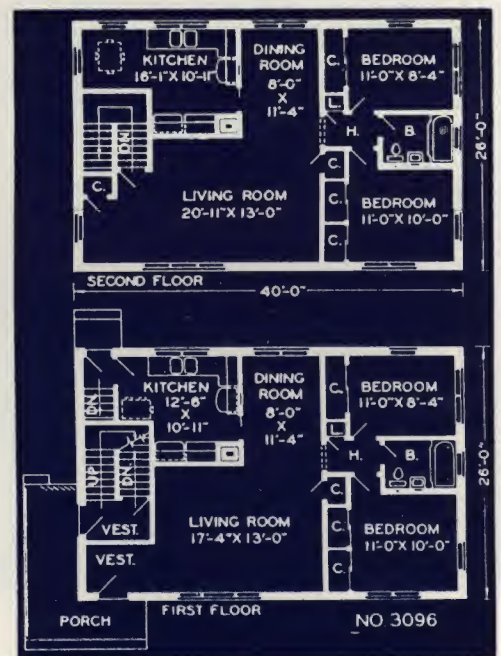
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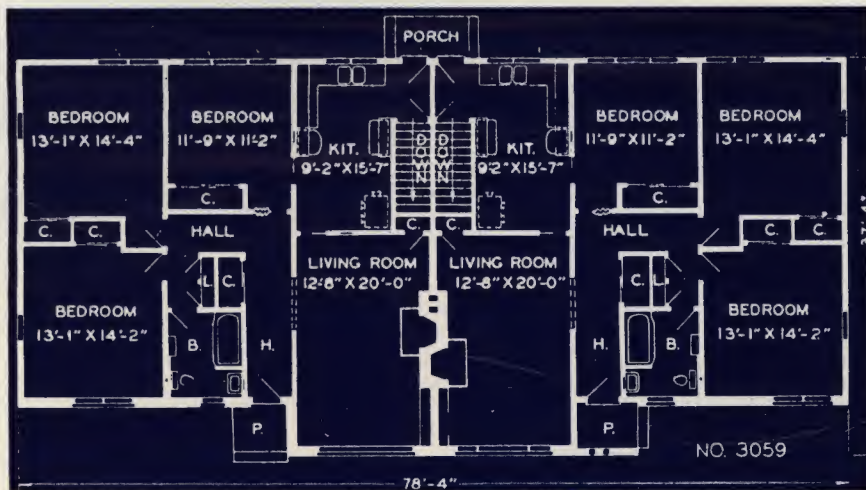
No. 3096—A complete five-room unit is shown on each floor of this attractive and modern appearing duplex. There are no costly offsets in the plan and the rooms although compactly arranged are large enough for comfortable living. Entrance to the second floor is at the side entrance offering complete privacy to the first floor occupants.

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No. 3059—Here is a duplex with three bedrooms in each unit. One of the porches is semi-enclosed so that the front door of each unit will not open direct to the front, thereby making it appear at first glance that this is a large one-family house. If three bedrooms are not required, the room next to the kitchen could easily serve as a dining room, although the kitchen is large enough for dining. The plan shows separate basement stairs for each unit. The construction is frame with brick veneer across the front and siding on the other elevations.

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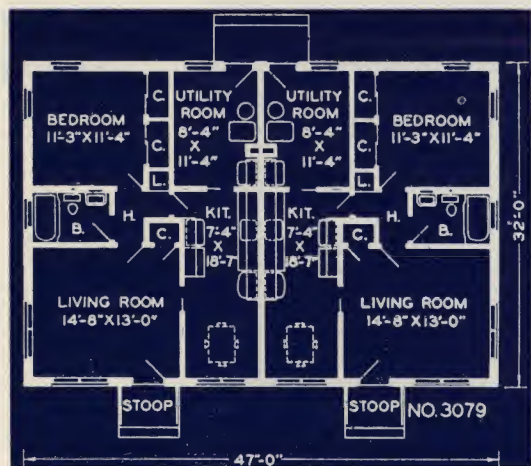
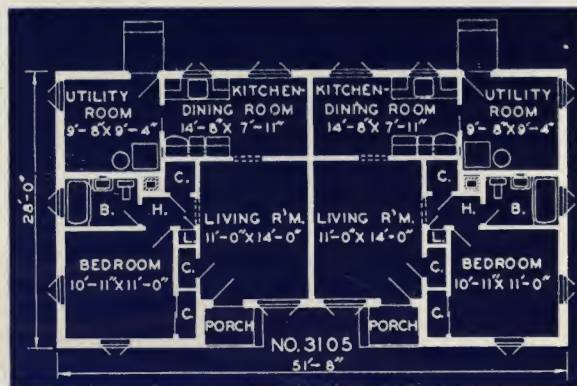
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No. 3105—These one-bedroom units are compact but not crowded, and are economical to construct. There is a generous amount of closet space shown, with sufficient space in the kitchen for dining, thus the living room is not crowded. Exterior walls are frame, brick veneered.

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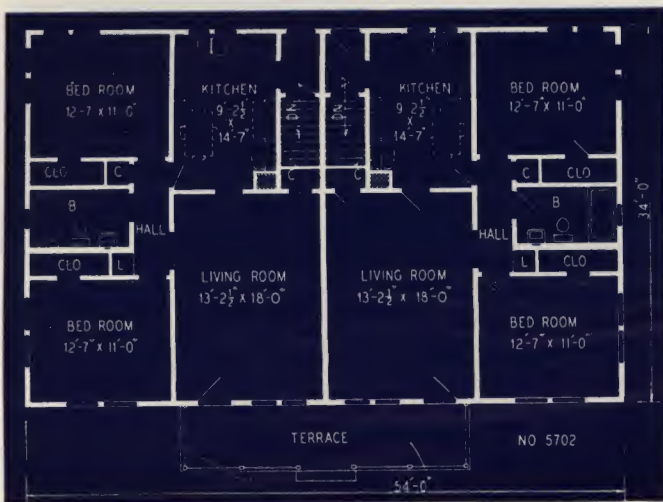


No. 3079—The rectangular shape of this duplex assures economy in construction. Study the room arrangement carefully and you will note that the plumbing for the kitchens and utility rooms is in the same wall. The efficient kitchen is compact and the dining area is sufficiently large. Ample closet space has been provided. The exterior walls are frame, brick veneered.

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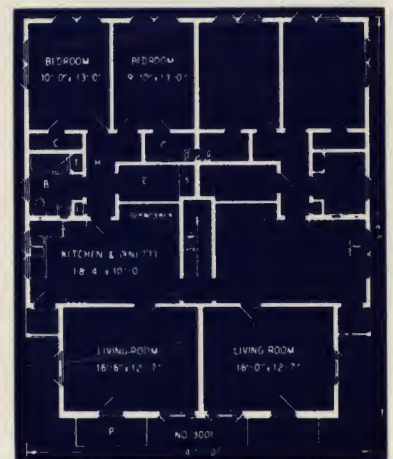




No. 5702—This beautiful duplex has the long low ranch house appearance. The plan shows a large living room, a combination kitchen and dinette, two fine bedrooms, bath and closets for each side. In the basement are recreation rooms, lavatories, furnaces, laundry, and storage spaces. The construction is frame with sided exterior. The foundation is concrete and the roof may be either wood or composition shingles.

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No. 3001—The rooms in this duplex are large, considerable storage space has been provided and casement windows are used throughout. Brick veneer is used across the front with siding on the balance of the exterior. This design is ideal for the investor-builder.

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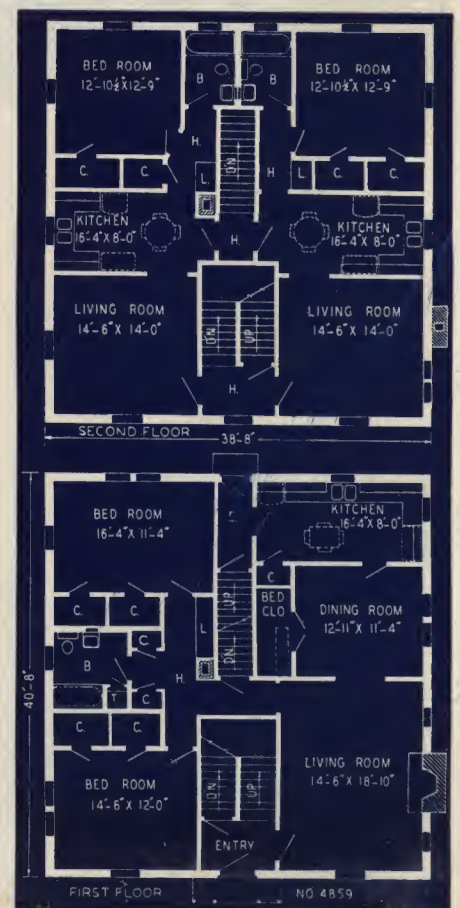


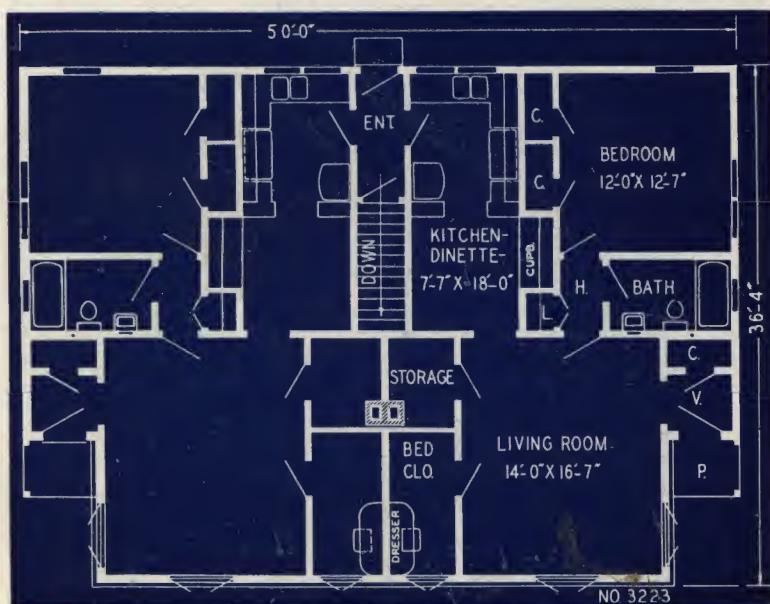
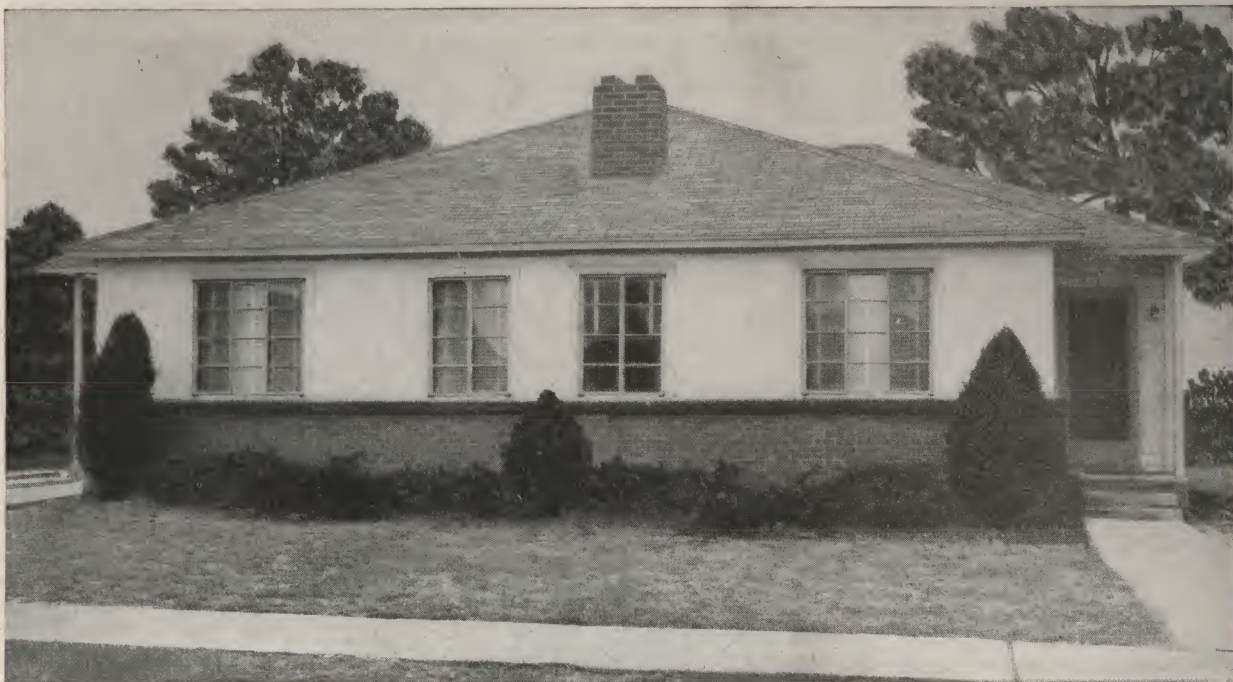
No. 4859—Proud and stately this small apartment house stands, a monument to gentility. The first floor plan shows five lovely spacious rooms where the owner may live comfortably. On the second floor are two excellent small three room apartments and each of these has a large basement room. In the basement for the first floor apartment is a recreation room, lavatory, heating plant, laundry, and storage rooms. The construction is brick over frame, the foundation is concrete, and the roof may be wood or composition shingles.

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No. 3223 — Name any feature commonly sought in a small house or apartment and you will find that it has been incorporated into this plan. Exterior attractiveness results from the skillful combining of brick, wooden siding, and stucco. The checklist of interior conveniences reads as follows: sheltered entry with vestibule and adjacent wrap closet; bed closet with built-in dressing table; first floor storage space; bath centrally located; dinette with built-in China cabinet; kitchen with stove-sink-refrigerator in handy, space-saving triangle; and ample bedroom with two large closets. The back entrance serves both units handily.

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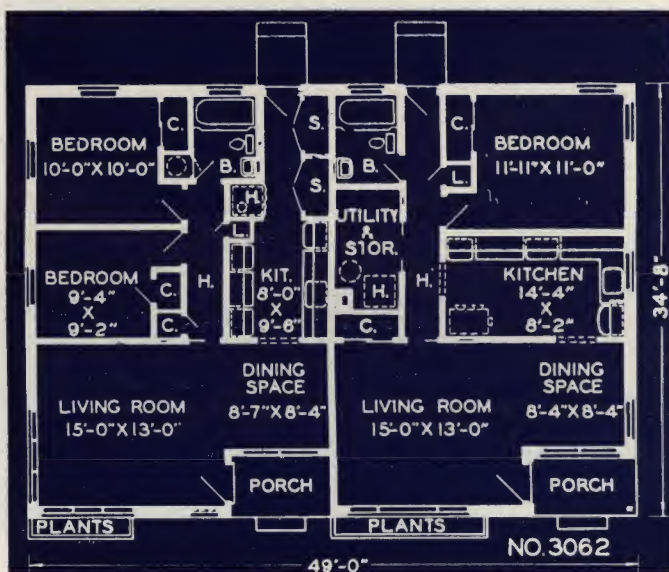


No. 3062—Here is another ideal duplex to build if you intend to occupy one unit and rent the other. Note that one unit has two bedrooms and the other has one. The first impression of this duplex is that it is a conventional house with both living room and kitchen entrances in the front. The construction is frame, brick veneered.

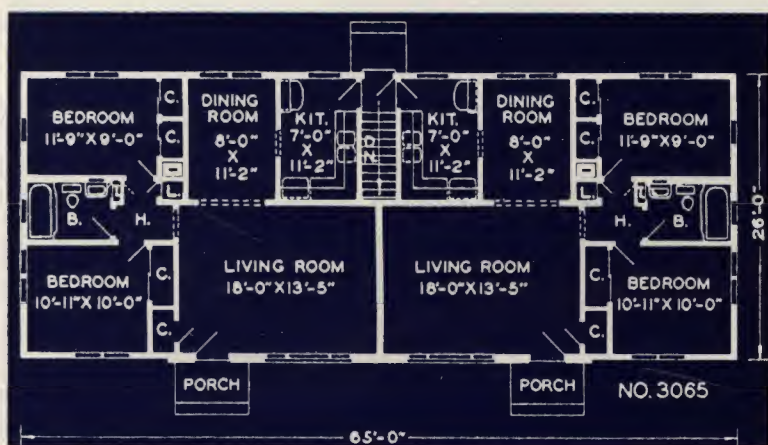
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To build without definite plans invites misunderstandings, possibility of costly mistakes and faulty, weak construction. Secure your complete plans through your dealer or The L. F. Garlinghouse Co., Inc., Topeka, Kansas.



No. 3065 — Stone veneer and dark stained shingles give an impressive and modern appearance to this duplex. Many conveniences are included in the plan that are not generally found in a duplex. These features add not only to the livability and comfort of the occupants but make them easier to keep occupied. Each unit is a complete five room house in itself. A separate dining room is shown

and four closets plus linen and towel closets are provided. If a basement is not desired, you could omit the dining room using it for the kitchen and make a utility room in the space now used as a kitchen.

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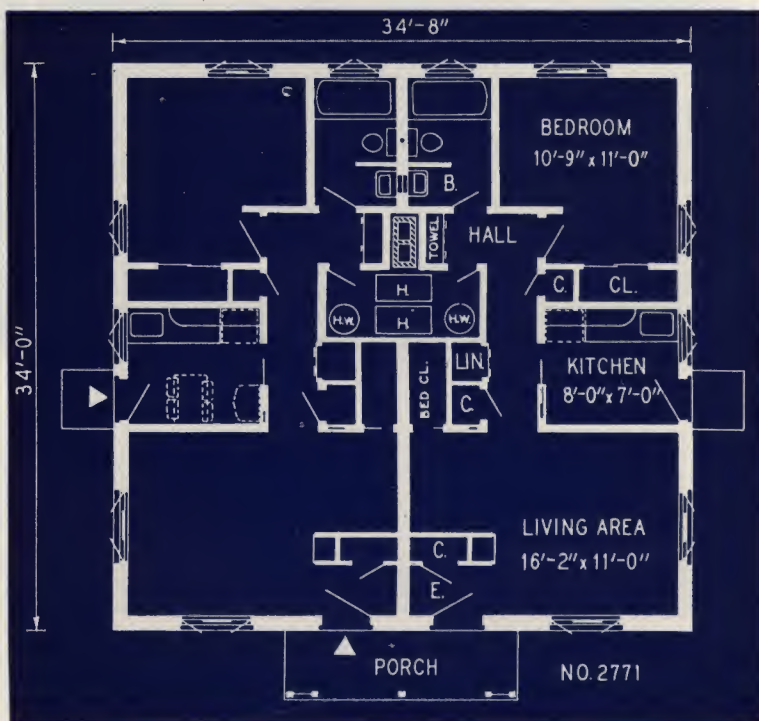
The designs in this book were planned by our experienced staff, skilled in helping people select their plans for their new homes. The designs have been carefully worked out with consideration for the requirements of the modern family.



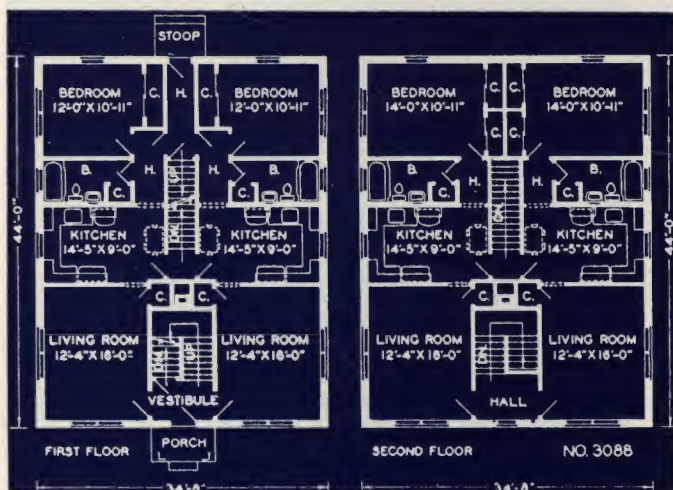
No. 2771—A "For Rent" sign will never be needed by the owner of this economy duplex since its extremely efficient interior layout will always be attractive to tenants. Four-room efficiency is achieved by having the bed closet. Use of sliding doors adds to the amount of available floor space for furniture arrangement. The protected entry and convenient wrap closet are especially attractive.

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No. 3088—This small apartment building contains four excellent three-room apartments. From an income producing standpoint this type of rental unit is hard to beat. All four units have access to the basement. The upper units enter the basement from the front vestibule and the lower units from the stairway separating the kitchens. All units have both front and rear entrances, feature excellent ventilation and each has ample closet and storage space. The construction is brick over frame.

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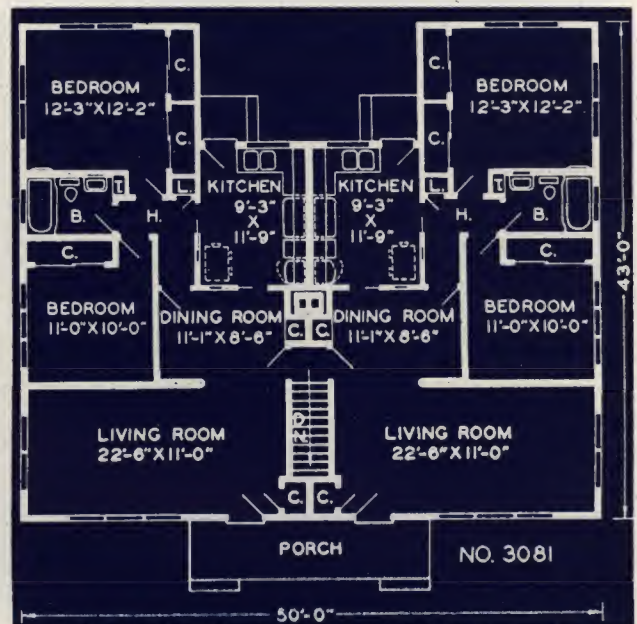
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No. 3081—The modern appearance of this two unit design will be an asset to any neighborhood and the owner should experience little difficulty in keeping the units occupied. The units have been efficiently arranged for the comfort and convenience of the occupants. The basement extends from the chimney to the front wall and shows separate heating facilities for each unit.

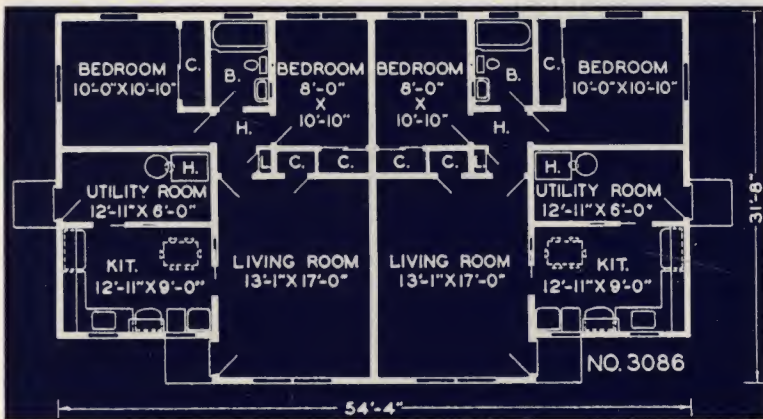
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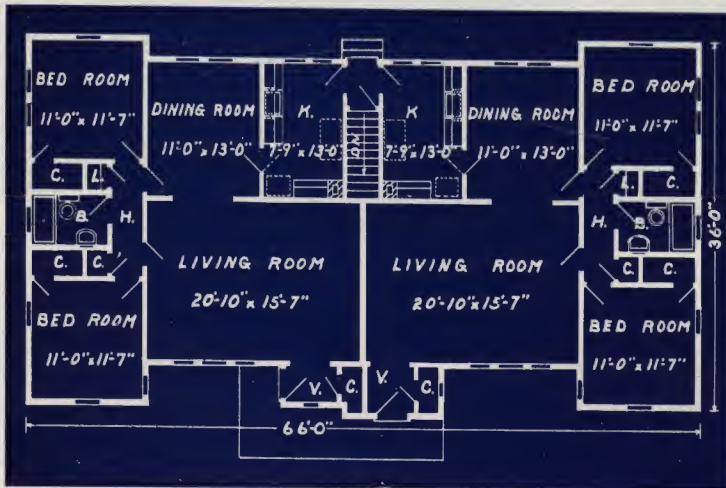
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No. 3086—Here is another plan that is ideal for the investor-builder. The pleasing exterior and efficient interior will always attract renters. The simple lines assure economy of construction. The floors are concrete and shingles are shown on exterior walls. The sleeping area for both units is located at the back and living and dining areas at the front, making the plan suitable for almost any location.

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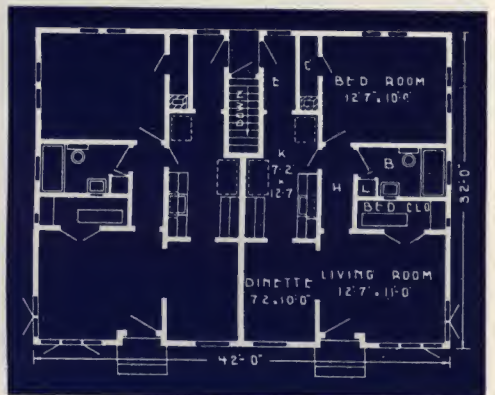
The most satisfactory way of obtaining an accurate estimate of the cost of the house that you intend to build is to purchase a set of plans and have your material dealer or contractor figure directly from those plans. Then there is no error, which is often the case if approximations are made on a square-foot or cubic-foot basis.



No. 5310 — A very beautiful duplex cottage. The construction is frame with wide siding on the exterior. Each side consists of five fine large rooms, bath, closets and full basement.

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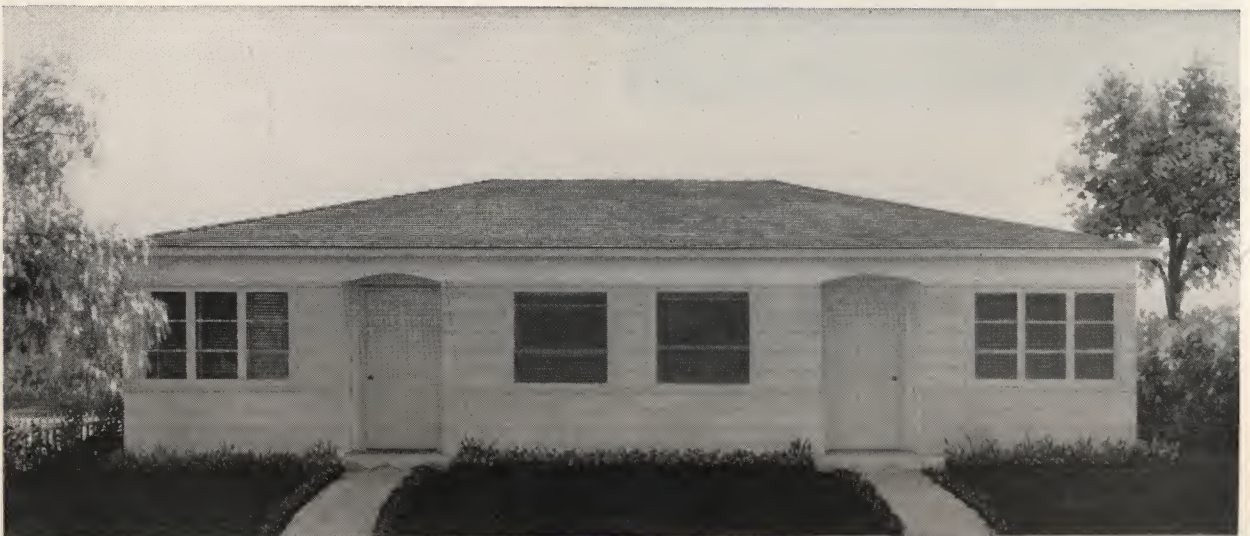
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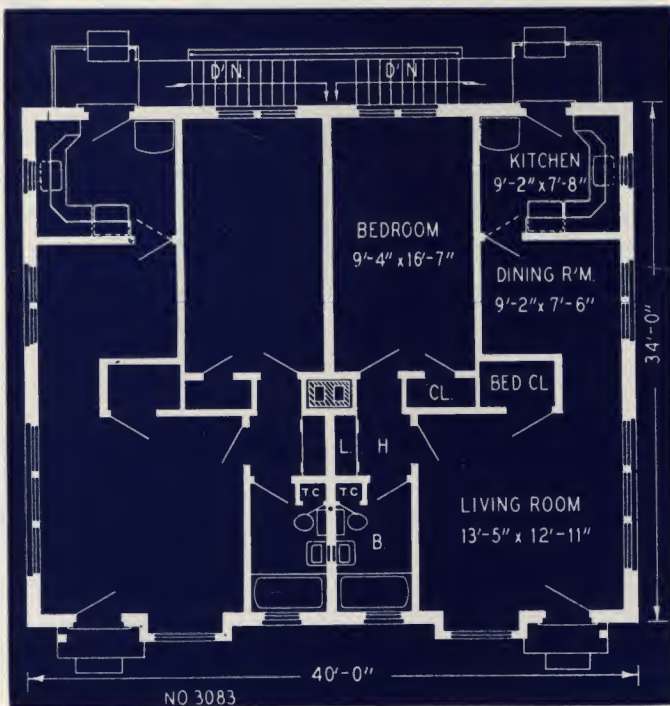


No. 2049—Plain, simple, square lines make this lovely little duplex economical to build and desirable to live in. Each side has a full basement, but may be omitted and the space used for storage or heater room.

Complete plans, specifications, lumber and mill list \$15.00

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No. 3083—Five-room efficiency has been attained in the design through the employment of a bed closet off the living room. Entrance to the basement is provided through an outside cellar-way in order to conserve first-floor space for more ample room area. The bays for the studio windows have been provided without any appreciable added cost since the gable offers protection for the stoop. These bays are constructed out of stained shingles. The U-shaped kitchen arrangement offers ample cupboard and counter space in a compact grouping of the sink-stove-refrigerator triangle.

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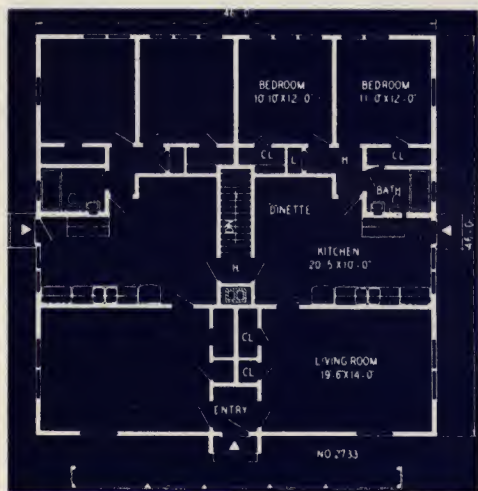
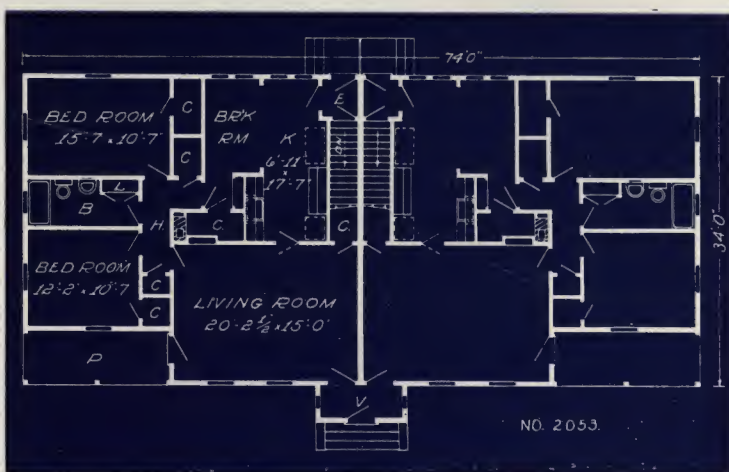


No. 2053—A beautiful low rambling type of cottage duplex. Each side shows five rooms, bath and closets as conveniently arranged as a single cottage.

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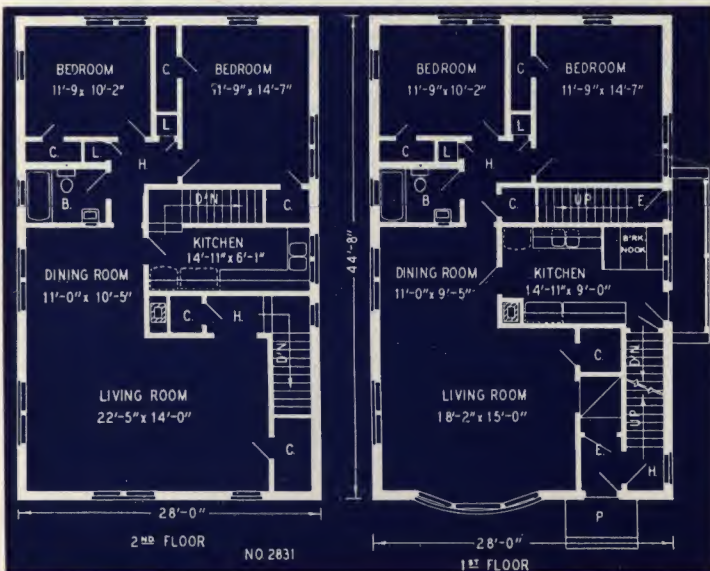


No. 2733—Dignity and distinction are characterized by the appealing lines of this Colonial-style duplex with its wide, over-hanging eaves. Containing more space than the average modern five-room house, each unit provides an opportunity for gracious living. The combination kitchen and dinette is sufficiently large as to permit a variety of stylings in the dinette furniture.

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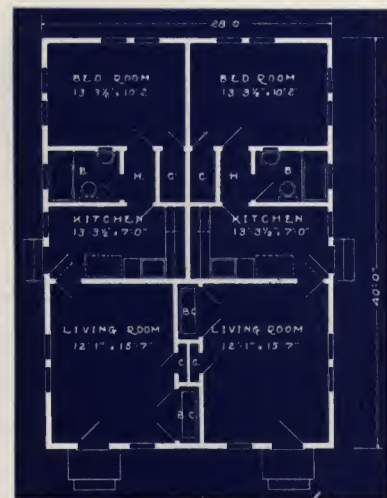


No. 2831 — Here's a convenient duplex of five-room units that will fit a narrow city lot. Each room has excellent cross-ventilation. The rear stairway to the second floor is made possible without the sacrifice of space needed for any other purpose, and permits a "back door" as a service entry. The seven closets designed for this upper unit should meet all the storage requirements of the average occupant without requiring access to the basement.

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No. 2036—Above and at left—This cottage duplex is very neat and attractive and quite economical to construct.

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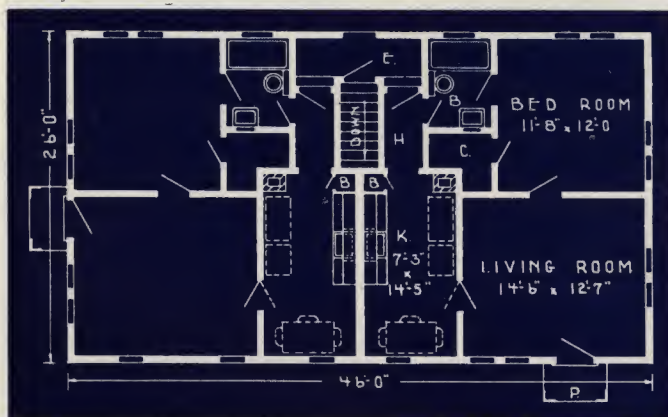
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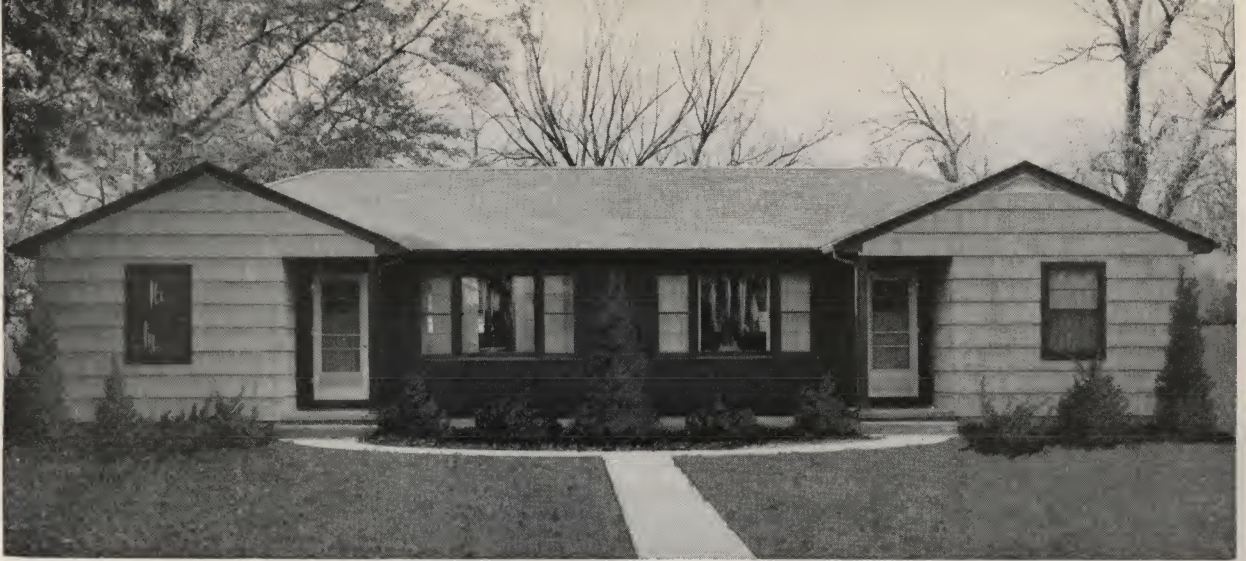
No. 5201—At left and below—This beautiful little cottage duplex is quite inexpensive and practical to build. It is especially suitable for a corner location. Each side has its own basement.

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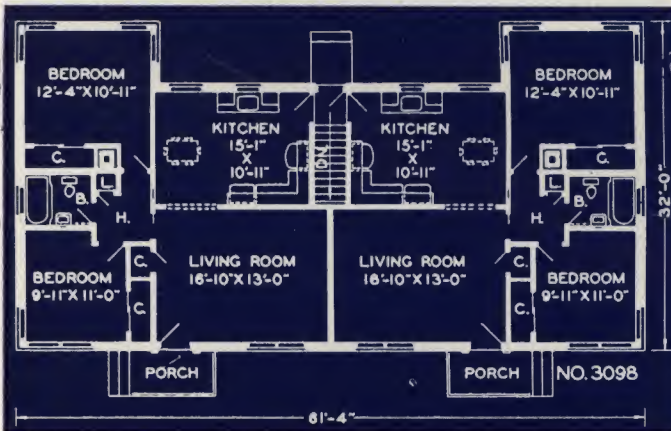
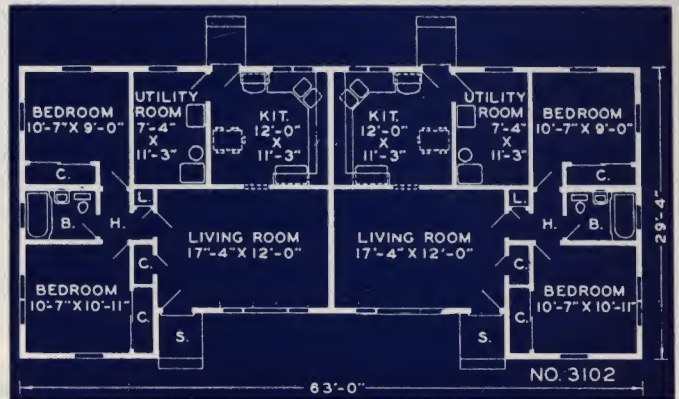


No. 3102—Vertical siding painted in a contrasting color to the balance of the exterior gives a pleasing appearance to this practical duplex. The space in each unit is utilized to the best advantage. The large kitchens include space for dining and are located to conserve on plumbing expense. The recessed entrances give protection during inclement weather.

Complete plans, specifications, lumber and mill list \$20.00

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No. 3098—The stately appearance of this brick veneer duplex will be a pleasing addition to any neighborhood. Both of the identical units are roomy and well arranged. A special area for dining has been provided in the kitchen thus allowing full use of the living room. The single stairway marked "dn" leads to a divided basement.

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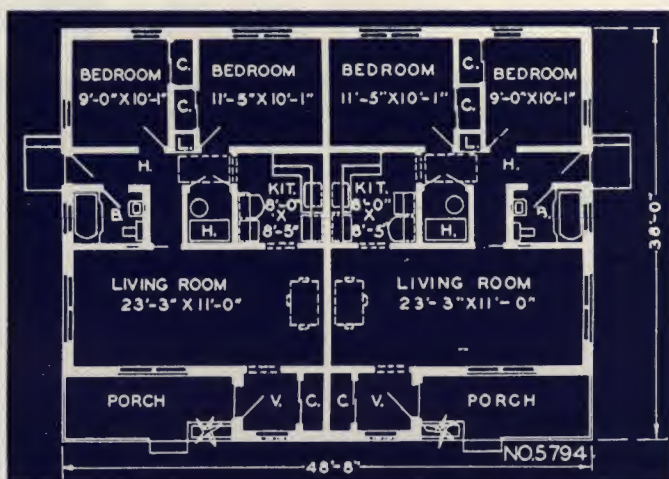




No. 5794—At first glance this duplex appears as a single unit and by facing the entrances in opposite directions, additional privacy is offered. The convenient room arrangement shows the living-dining area at the front and sleeping quarters across the back. Dotted lines in hall area indicate disappearing stairway to the attic for additional storage area.

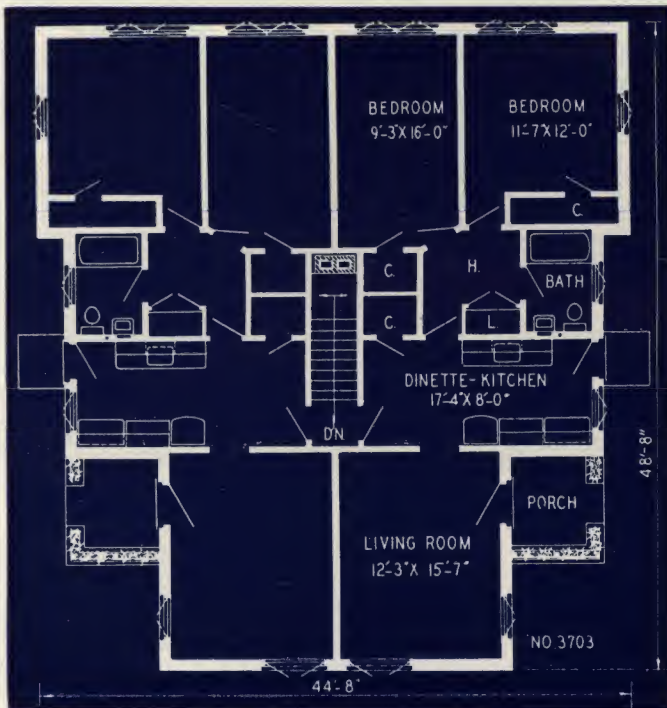
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No. 3703—Even the most urbane renter would take pride in helping to maintain the beauty of the surroundings which are planned as a part of the design of this five-room efficiency duplex. The built-in porch boxes and supports invite their use for a variety of flowers and vines which do so much toward adding a touch of “home” even for rented property. All closets are over-sized to meet the needs of an active family. Additional storage space is available in the full basement. Although the living rooms are compact they offer the usable space of considerably larger rooms because of the exceptional amount of clear wall space, and because no cross-traffic is created due to the location of the entrance in the corner.

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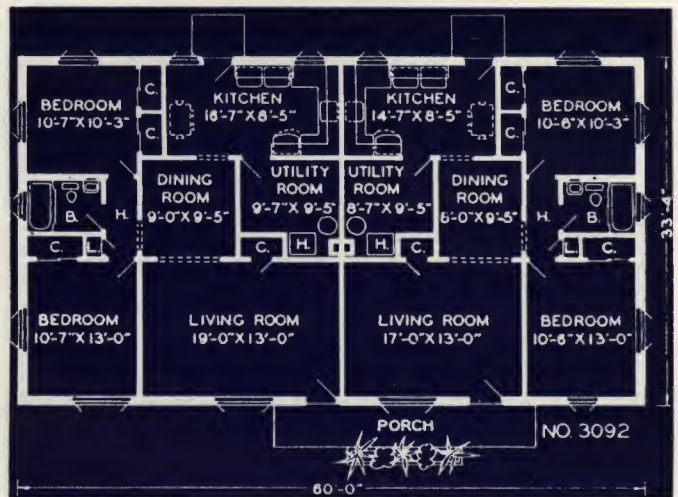


No. 3092 — Cut stone makes a sturdy an pleasing exterior for this two unit design. This room layout will always be attractive to tenants as it is efficient and well-planned to assure comfortable living. The kitchens are large enough to provide space for a breakfast table as indicated. The rooms in the unit on the left are slightly larger than on the other side. The plan is rectangular in shape for economy in construction.

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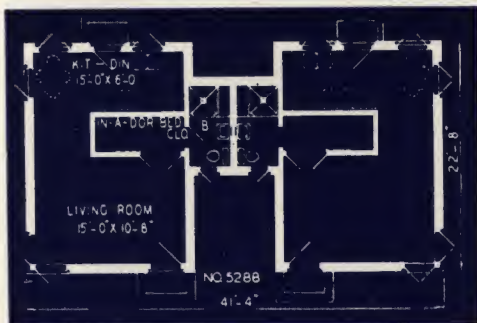
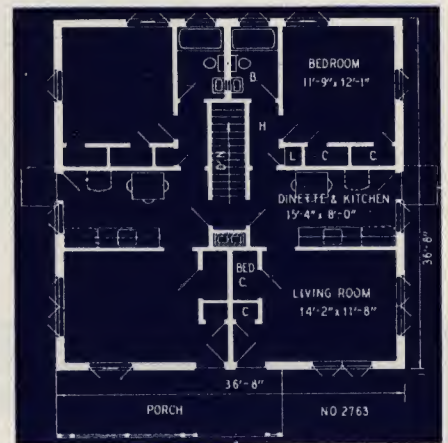
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No. 2763—In this design which is perfectly square except for the porch, every consideration has been given to planning for minimum initial cost and upkeep together with convenience of design to make the property appealing to tenants. Floor space in the living room has been increased in apparent size by preventing need of cross traffic in reaching other rooms. Both units have generous closet space, but articles for storage can be placed in the full basement. Casement windows are used throughout. The utility of two bedrooms is accomplished by use of the bed closet in the living room. The slab porch is more than adequate in size for both occupants.

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No. 5288—Here is a beautiful little duplex cottage for a cabin court. Each cottage consists of two connected units and each unit has a combination living room and bedroom, a combination kitchen and dinette, and shower bath.

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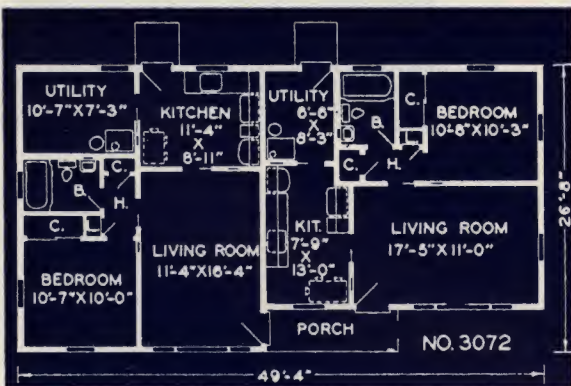
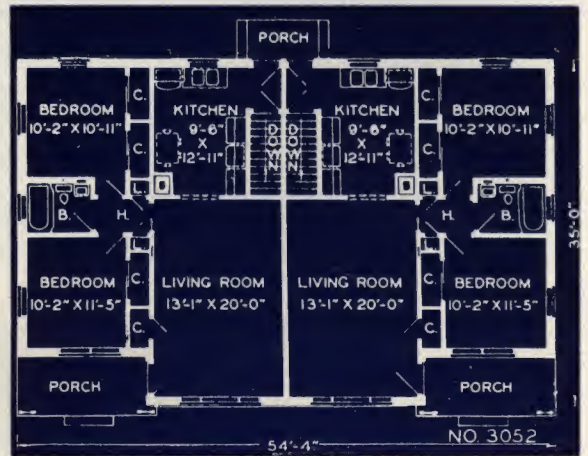
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No. 3052—These five-room efficiency units are conveniently arranged. The rooms are large and ample storage space has been provided giving the plan popular appeal and making it easy to keep the units occupied. A stairway to the basement has been provided for each unit keeping them entirely separate and providing complete privacy for each tenant.

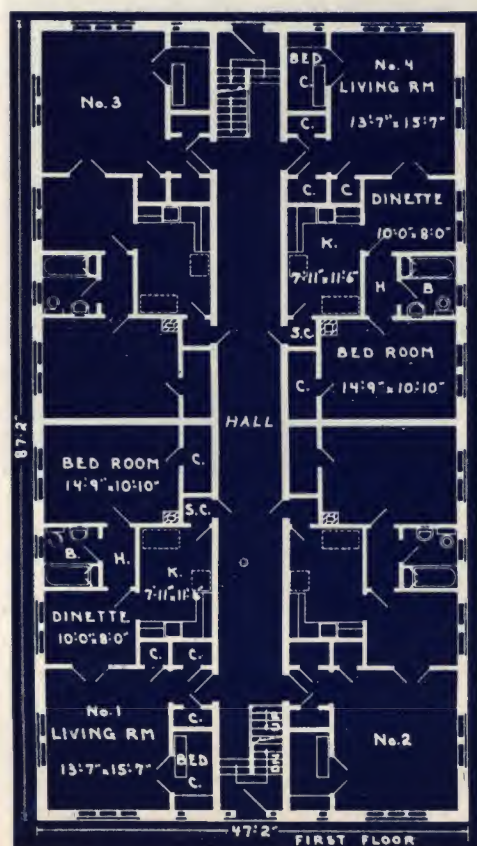
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No. 3072—For a small efficiency duplex this one is hard to beat. It appears to be a single unit home but on close examination you will note that there are two front doors. Each unit has one bedroom. The kitchens are efficiency planned and include dining space. Ample space has been provided for utilities and storage.

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No. 5660—This apartment building is made very beautiful with the Colonial entrance. The construction is of brick with brick or tile backing. The plan shows four apartments on each floor; or if desired the front may be built with only two apartments on each floor. Each apartment has five-room efficiency. A full basement with janitor's quarters, locker rooms, laundry, and heating plant is shown on the complete plans.

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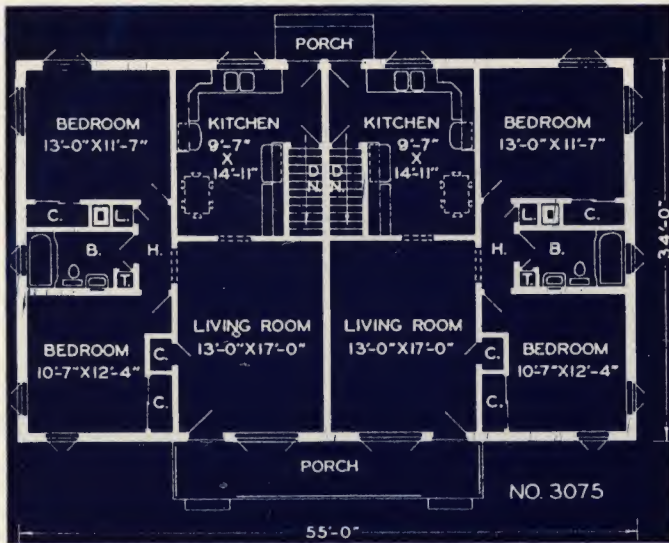


No. 3077 — This home and income property has the appearance and comforts of a luxurious single-family residence—but it also contains a four-room efficiency apartment. The left-side unit designed for rental has its own heater room. There is a basement under the right-hand unit which is a complete five-room dwelling with a pantry, enclosed garage, and a large attic for storage space. If zoning laws permit, a duplex of this type may be placed in a neighborhood where there are single-family dwellings without being conspicuous.



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No. 3075—Simple and trim lines give an attractive and pleasing appearance to this five-room efficiency duplex. The bedrooms in these units are a convenient size and each has a large closet. In addition to the linen closet in the hall there is a towel closet in the bathroom. Note the large size of the kitchen and how dining space has been provided. The stairway marked “dn” leads to the basement which is divided for each unit.

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